Public-private partnerships as public administration policy: “Good, Bad and Ugly” project development and facility management

Presented by: Stephen Iachetta, AICP
Albany County Airport Authority
Cornell MRP 1985
Case Study: Downtown ALB Pedestrian Walkway from $2B Empire State Plaza to $85M County Civic Center-1985-88
Welcome to ALB!
America’s first municipal airport 1928:
Empire State Capital Gateway

Owner/Operator: Albany County Airport Authority – Public Benefit Corporation established 1996 following termination of privatization effort (Lockheed); 40 year lease w/County of Albany expires 2036
Albany County Airport Authority

Board Members (7)

- 4 appointed by Majority Leader of Albany County Legislature
- 3 appointed by Albany County Executive

Authority Management

- CEO
  - CFO
  - Legal Counsel
  - Airport Engineer
  - Airport Planner
  - Public Affairs
  - Admin. Services
Public Private Partnership

- New York State
- Federal Aviation Administration
- US Customs
- Albany County
- Albany County Airport Authority
- FBO Operations (Million Air)
- Airport Operations (AFCO/AvPorts)
- Airport Security (TSA)
- Procurement/Contractors
New 290,000 SF Passenger Terminal
Opened June 6, 1998
ALB from 470 Miles AGL
Energy Case Study: Ohio Valley to NE Dark. Cause: A private deregulated monopoly failed to maintain trees on a 465 KV power line (single tree short-cascade effect)
Energy Case Study: Is private power lower cost or more reliable than public power? (Cohoes, NY turbines)
Public International Scheduled & Non-Scheduled Service: Boeing 777 Direct from Hong Kong to ALB
Sky crane heavy lifting specialists...
Security Case Study: Can private security be trusted to ensure public safety at critical facilities? (Halifax, NS 9-11-2001)
Air Force One lands at ALB 1-21-2011
Environment case study: Health vs. safety/Clean wing vs clean water 55,000 SF Cargo Terminal with 62 Acres of Deicing Collection
US EPA cited Best Available Technology: Deicing Bio-treatment
ALB Receives USEPA Environmental Quality Award for Pioneering Public Water Quality Management
Critical Infrastructure;
Build a mile of highway you can go a mile; Build a mile of runway you can go anywhere in the world

- Proposed Runway Pavement Section
- Over half million CY of fill
Public Project Development Case Study: Runway 19 Extension Project Goals

- Public Safety & Capacity
- Extend RW 19 1300’ north (Increase length from 7,200’ to 8,500’)
- Extend parallel TW A
- New Air Cargo TW
- New holding apron
- New 6800’ perimeter road
- Establish full RSA

- Budget $22M; Completed for $20,019,059
Public A/P Runways
Critical Facilities for Safety and Capacity

- 1,300’ Runway Extension
- 1,700’ Taxiway A Extension
- New Aircraft Holding Apron
- New Air Cargo Taxiway
- 6,800’ Perimeter Road
- Concrete Culvert
- Navaid Systems
- Over 500,000 CY of Grading
- Over 350,000 CY of Off Site Material
- 4’ Deep Pavement Section
- Establish Full Rwy Safety Area
Critical Area Project Constraints

- Wetland Areas
- Shaker Creek
- Approach Obstructions
  - Trees
  - Utilities
- Primary Runway
WETLANDS: NEPA/Clean Water Act apply to Federal Actions; Private actions are largely exempt

- Wetland Avoidance
  - Changes in Roadway and Taxiway Alignment
  - Mechanically Stabilized Earth System (MSES) Retaining Wall.
Public CWA Compliance: WETLANDS

- Wetland Mitigation
  - The runway projects impacted wetlands. These impacts were mitigated by creating or enhancing over 15 acres of wetland.
Federal Fish and Wildlife: Habitat Protection

- Shaker Creek
- New Twin Box Culvert
- Temporary Channel
Federal Airspace Approach Obstruction Mitigation

- Utility Relocations / Burials
  - Existing above ground power/phone/cable lines along Route 7 and Buhrmaster Road
  - Coordinated with utilities to ensure utility burial by the end of the project
  - Existing Sewer Trunk Line
Typical Critical Public Project Development Stakeholders

- **Affected Parties and Interested Agencies:**
  - FAA: NYADO, Airways Facilities, Flight Standards
  - NYSDOT: Aviation Services, Region 1
  - Environmental: USACOE, SHPO, NYSDEC
  - Local: County of Albany, Town of Colonie
  - Other: National-Grid Elec., Verizon Telephone and Time Warner Cable;
  - Airport Community and travelling public
Not every public airport owner abides by grant assurances: Mayor Daley vs. USDOT-FAA
Public Land-Use Management Guidelines:
Grant Assurances require you to preserve and enhance competition;
Plan for the highest use;
Don’t build more than the market can handle;
Don’t build anything you can’t carry for a long time;
The airport is permanent, so plan long-term.
Beyond critical health, safety and infrastructure capacity, National Defense PPP’s. Are mercenary PPP drones next?
A cautionary tale…

<Read Poor Richards Almanac by Ben Franklin>
### Questions and Answers: How clear is your crystal ball?

#### Future Forward Onward and Upward

#### BOEING’S SONIC CRUISER

<table>
<thead>
<tr>
<th>PROPOSED FEATURES</th>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Range</strong></td>
<td>10,000+ miles</td>
</tr>
<tr>
<td><strong>Passengers</strong></td>
<td>100-300</td>
</tr>
<tr>
<td><strong>Cruise speed</strong></td>
<td>Mach .95+, 704 mph</td>
</tr>
<tr>
<td><strong>Altitude</strong></td>
<td>40,000 to 47,000 feet</td>
</tr>
</tbody>
</table>

- **FUSELAGE:** Likely to be made of aluminum, but composites could be used.
- **WINGS:** The delta shape will hold much more fuel than today's jetliners, giving it unequaled range.
- **ENGINES:** Will be similar in power to those on the 777.
- **MATERIALS:** Will use more composite material than any other plane.

* Cruise speed in miles per hour is at sea level at 32 degrees Fahrenheit.

Airplane dimensions have not been released.

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For any questions or further information, please contact:

**Albany International Airport**

**Capital Region Gateway**